

\$1,488,000 - 262107 Poplar Hill Drive, Rural Rocky View County

MLS® #A2236564

\$1,488,000

6 Bedroom, 2.00 Bathroom, 1,973 sqft
Residential on 4.99 Acres

Bearspaw_Calg, Rural Rocky View County,
Alberta

Welcome to this spacious family home perched on 5 acres in a prime Bearspaw locationâ€”offering incredible value, long-term potential, and stunning mountain views.

Whether you're a growing family seeking room to roam, a multigenerational household needing flexibility, or an investor eyeing future development, this property is full of opportunity.

The home features over 3,700 square feet of total living space, with 6 generously sized bedroomsâ€”3 on the main floor and 3 more in the fully finished walkout basement. The main level offers a large kitchen and eating area, a formal dining room, and a bright west-facing deck to take in those picturesque views.

Timeless oak trim runs throughout, including a custom oak bar and built-in entertainment centre in the expansive lower-level family room. Downstairs, you'll also find a large office space, hobby room, dedicated laundry room, and access to a covered patio overlooking the backyard.

Outside, thereâ€™s a triple attached garage, tons of space for RVs or future outbuildings, and plenty of room for horses or a hobby farm. While the home could use some cosmetic



updates, it boasts solid bones, a functional layout, and endless potential to customize to your style.

The true value lies in the land. Subdivision plans have already been initiatedâ€”with a completed survey and application submitted to Rocky View County. A conceptual scheme is no longer required, subject to compatibility with surrounding lots.

Buyers can either retain the full 5-acre parcel or take over the subdivision application at closing to divide the land into two lots â€”opening doors for resale, development, or creating a multi-generational estate.

Don't miss your chance to own a rare piece of peaceful country living with wide-open views, city proximity, and future investment upside. Please note some photos are virtually staged.

Built in 1992

Essential Information

MLS® #	A2236564
Price	\$1,488,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,973
Acres	4.99
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	262107 Poplar Hill Drive
Subdivision	Bearspaw_Calg

City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3R 1C7

Amenities

Parking Spaces	8
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Bookcases, Built-in Features, Storage
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Landscaped, Private, Treed, Many Trees, Rolling Slope, Secluded
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Wood

Additional Information

Date Listed	July 5th, 2025
Days on Market	13
Zoning	R-2

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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